

STAFF COMMENTS: 10/12/10

**REMINDER FOR COMMISSIONERS TO STATE THEIR NAME BEFORE SPEAKING.
REMINDER FOR STAFF TO COME TO THE PODIUM WHEN SPEAKING.
REMINDER TO TURN OFF ALL CELL PHONES DURING THE MEETING...**

ITEM 1. ::Review :: Staff comments for the commissions review included herein.

ITEM 2. ::Action Item : Recommendation:: Mining and mineral developments are conditionally approved within the OSC-20 zone (County Code 10-6A-3). This will be the 8th extension, with the last one being held over for two (2) years and there have been no complaints on this use during the last two years. Previously, stipulations were placed on the approved use, which included: 1) the conditions set forth in a BLM letter written 9-7-01; 2) suggestions of the Veyo Town Council describing the water source; 3) all trucks required to be covered with a tarp; and 4) avoid using SR-18 during peak hours that school buses would be in service. The applicant will be invited to attend the meeting for an update on use. (See site plan and minutes included herein)

ITEM 3. ::Action Item : Recommendation:: This is the 6th extension for operating the gravel crusher south of the Landfill, with the last extension being set for a period of two years. There have been no complaints on this use during the past two years. The crusher has actually been located at this site for over thirty years, without realizing a permit was needed. This location is pretty well established as an industrial and manufacturing area. The commission may want to request any updated air quality letters the applicant has received from DEQ or MSHAW approvals for the office files. The applicant has been invited to attend the meeting. (See site plan and minutes included herein)

ITEM 4. ::Hearing : No Action:: The Dixie Deer Special Service District was approved for an upgrade on their distribution system and chlorination building over a year ago by DEQ. Having changed the location of their building and building without permits warranted concern. They propose to install a 16' x 20' masonry building on land owned by the district and surrounding property is owned by the developers realty company. The building will house a system for chemical treatment. As the property setbacks are in place with 25' from the frontage and an additional 20' from property line. Frontier Road was designed at 25' width at the intersection, with future development width coming from the property on the south, which would match up with the Pine Valley Road side of the intersection. The Dixie Deer Subdivision was platted with a full 50' road improvement, so Public Works Engineer, Todd Edwards advised that there should not be any problems with the road curvature at this point. Public utilities are conditionally approved within the MH zone (County Code 10-8G-3). (See vicinity map and site plan included herein)

ITEM 5. ::Action Item: Administrative:: Copy of minutes will be available at the meeting if not included herein.

ITEM 6. Action taken on Planning Items by the Washington County Commission on October 5, 2010, beginning at 4:00 p.m.: (a) Plat amendment for Lava Ridge Subdivision Amended II, to

split lot 6 into two (2) lots hereafter known as lots 6A and 6B, 4.814 acres, Section 31, T39S, R16W, SLB&M, generally located along 500 North in Veyo... Trudy Thurgood, applicant and Mike Purdy, agent; and (b) Conditional use to locate an office trailer, gas storage, and porta potties near an approved staging area for pipe storage yard for UNEV Pipeline on 2 acres of the Bowler arena property in Veyo... Sterling Construction Management, LLC/Monte Kester, Business Development agent.

ITEM 7. General reporting on various topics. Any report or topic under this line item needs to be noticed, as per State Code. **Please schedule items for this agenda line item with the Land Use Authority Office no later than 10:00 a.m. on the 1st and 3rd Wednesdays of each month.**